



# **7 UNIT VALUE-ADD OFF MARKET OPPORTUNITY**

14020-14022 FOOTHILL BLVD SYLMAR, CA 91342



# PROPERTY SUMMARY

14020-14022 Foothill Blvd | Sylmar, CA 91342



APN:	2504-022-002
NUMBER OF UNITS:	7 UNITS 6 unit building, a freestanding house, and an additional back lot for future development.
BEDROOMS:	13
BATHROOMS:	7
BUILDING SQFT:	5,364
LOT SIZE:	20,909 SF

## PROPERTY DETAILS

Exceptional Value-Add 7-unit multi-family property featuring a 6-unit apartment building alongside a detached house, all set on a spacious lot with significant vacant land at the rear—ideal for future development. This property has been a reliable long-term investment, with a new roof installed in late 2024 and recent retrofitting of the carport to meet updated earthquake safety codes.

Currently, rents are below market value, presenting multiple avenues for growth. Investors can capitalize on opportunities to increase rental income, add additional units including AB 1211 ADUs, or explore redevelopment options.

# RENT ROLL

## RENT ROLL

PROPERTIES: [FOOTHILL - 14020-22 Foothill Blvd. Sylmar, CA 91342](#)

AS OF: 10/15/2025

Units	Rent	Last Rent Increase Date	Lease Form	Move-In	BD/BA	Rent Proforma
14020	1,282.70	04/01/2025	09/01/2012	09/09/1999	2/1 house	\$3,800
1	1,681.44	04/01/2025	07/18/2014	07/18/2014	2/1	\$2,650
2	1,599.70	04/01/2025	04/01/2017	04/01/2017	2/1	\$2,650
3	1,535.22	04/01/2025	12/15/2012	12/15/2012	2/1	\$2,650
4	1,833.31	04/01/2025	10/01/2022	10/01/2022	2/1	\$2,650
5	1,446.53	04/01/2025	08/01/2010	08/01/2010	2/1	\$2,650
6	1,281.08	04/01/2025	12/01/2016	12/02/2016	1/1	\$1,800
7 Units	10,659.98					\$18,850

# PROFIT AND LOSS STATEMENT

## INCOME STATEMENT

PROPERTIES: [FOOTHILL - 14020-22 Foothill Blvd. Sylmar, CA 91342](#)

Account Name	Scheduled Income 2025		2024	
Operating Income & Expense				
Income				
Rent Income	\$	127,919.76	\$	119,294.02
NSF Fees Collected				35.00
Late Fee				2,290.05
Total Operating Income Expense	\$	127,919.76	\$	121,619.07
Expense				
City Fee				746.83
Gardening		1,080.00 est.		1,080.00
Insurance - Property		3,547.00 est.		3,547.00
Property Tax		13,188.00 est.		13,071.91
Utilities		9,870.12. est.		8,638.82
Garbage and Recycling		6,691.68. est.		6,176.40
	\$	34,376.80	\$	33,260.96
NOI - Net Operating Income	\$	93,542.96	\$	88,358.11



# Property Photos

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